

DENISE VOIGT CRAWFORD
SECURITIES COMMISSIONER

DON A. RASCHKE
DEPUTY SECURITIES COMMISSIONER

Mail: SAN ANTONIO BRANCH OFFICE
MILAM BLDG., 115 E TRAVIS ST., STE. 1105
SAN ANTONIO, TEXAS 78205-1605
PHONE (210) 886-0073
FAX (210) 886-0153

Phone: (512) 305-8300
Facsimile: (512) 305-8310



Texas State Securities Board

208 E. 10th Street, 5th Floor
Austin, Texas 78701-2407
www.ssb.state.tx.us

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MEMBER

SSB Docket No. ENF-04-CD0-1566

IN THE MATTER OF §
GLEN R. ("Corkey") CAMPBELL, individually and §
d/b/a CAMPBELL REAL ESTATE AND §
INVESTMENTS §

TO: Glen R. ("Corkey") Campbell, individually
and d/b/a Campbell Real Estate and Investments
210 S. Western
Amarillo, Texas 79106

EMERGENCY CEASE AND DESIST ORDER

This is your OFFICIAL NOTICE of the issuance by the Securities Commissioner of the State of Texas ("Securities Commissioner") of an EMERGENCY CEASE AND DESIST ORDER pursuant to Section 23-2 of The Securities Act, TEX. REV. CIV. STAT. ANN. art. 581-1 et seq. (Vernon 1964 & Supp. 2004) ("Texas Securities Act").

The Staff of the Enforcement Division ("the Staff") of the Texas State Securities Board ("the Securities Board") has presented evidence sufficient for the Securities Commissioner to find that:

FINDINGS OF FACT

1. Respondent Glen R. ("Corkey") Campbell maintains a last known address of 210 S. Western, Amarillo, Texas 79106. Campbell Real Estate and Investments is a d/b/a used by Glen R. ("Corkey") Campbell.
2. Respondent has placed advertisements in the *Amarillo Globe-News* newspaper promoting an "absolutely safe" investment with "10% guaranteed" returns.
3. Respondent is offering an investment program whereby residential real estate is purchased by an investor and resold to a buyer through a lease/purchase or contract-for-deed transaction, coupled with a guarantee issued by Campbell Real Estate and Investments that, in the event of buyer default, Campbell Real Estate

and Investments will make the payments due to the investor for three years or until the property is sold, whichever comes first.

4. The investment program described above has not been registered by qualification, notification or coordination and no permit has been granted for its sale in Texas.
5. Respondent has not been registered with the Securities Commissioner as a dealer or agent at any time material hereto.
6. In connection with the offer for sale of the above-described investment contracts, Respondent is misrepresenting the relevant fact that the investment is "absolutely safe."
7. In connection with the offer for sale of the above-described investment program, Respondent is intentionally failing to disclose the following material facts:
 - a. the risks associated with the investment program, including the risk that if the buyer defaults, the investor may be unable to re-sell the property to another buyer, or to sell it at a price and/or interest rate equal to or greater than the original buyer agreed to pay; and
 - b. the assets, liabilities, and operating history of the guarantor of the investment.

CONCLUSIONS OF LAW

1. The above-described investment program offered by Respondent is a security as defined by Section 4.A of the Texas Securities Act.
2. Respondent is violating Section 7 of the Texas Securities Act by offering securities for sale in Texas at a time when the securities are not registered with the Securities Commissioner.
3. Respondent is violating Section 12 of the Texas Securities Act by offering securities for sale in Texas without being registered pursuant to the provisions of Section 12 of the Texas Securities Act.
4. Respondent is engaging in fraud in connection with the offer for sale of securities.
5. Respondent's conduct, acts and practices threaten immediate and irreparable harm to the investing public.
6. The foregoing violations constitute bases for the issuance of an Emergency Cease and Desist Order pursuant to Section 23-2 of the Texas Securities Act.

ORDER

1. It is therefore ORDERED that Respondent immediately CEASE AND DESIST from offering for sale any security in Texas until the security is registered with the

Securities Commissioner or is offered for sale pursuant to an exemption from registration under the Texas Securities Act.

2. It is further ORDERED that Respondents immediately CEASE AND DESIST from acting as securities dealers or agents in Texas until Respondents are registered with the Securities Commissioner or are acting pursuant to an exemption from registration under the Texas Securities Act.
3. It is further ORDERED that Respondents immediately CEASE AND DESIST from engaging in any fraud in connection with the offer for sale of any security in Texas.

NOTICE

Pursuant to Section 23-2 of the Texas Securities Act, you may request a hearing before the 31st day after the date you were served with this Order. The request for a hearing must be in writing, directed to the Securities Commissioner, and state the grounds for the request to set aside or modify the Order. Failure to request a hearing will result in the Order becoming final and non-appealable.

You are advised under Section 29.D of the Texas Securities Act that any knowing violation of an order issued by the Securities Commissioner under the authority of Section 23-2 of the Texas Securities Act is a criminal offense punishable by a fine of not more than \$5,000, or imprisonment in the penitentiary for not more than two years, or by both fine and imprisonment.

SIGNED AND ENTERED by the Securities Commissioner this 15th day of July, 2004.


DENISE VOIGT CRAWFORD
Securities Commissioner